



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### FLAT 1, 41 HIGH STREET, ALNESS, ROSS-SHIRE, IV17 0PT

Located in the heart of Alness, this attractive three-bedroom maisonette enjoys a prime position on the town's award-winning High Street, renowned for its vibrant mix of independent shops, cafés and local amenities, all set within a welcoming Highland community.

The property offers spacious and well-proportioned accommodation over two levels. The lower floor comprises a living room, enhanced by a feature staircase leading to the upper floor, creating a real focal point within the home. A kitchen/diner provides an ideal space for both everyday living and entertaining, with ample room for dining furniture or it could be used at a sitting room.

Upstairs, the property boasts two double bedrooms, all benefiting from good natural light. The accommodation is completed by a contemporary Jack and Jill bathroom, conveniently accessed from both the principal bedroom and the entrance hallway. A particularly spacious landing area further enhances the sense of openness and could be utilised as a study or additional seating space.

Externally, the property benefits from parking to the rear, offering added convenience in this central location.

This is an excellent opportunity to acquire a centrally located home within a thriving Ross-shire town, ideal for a range of buyers seeking space, character and accessibility.

EPC—Band E (39) Council tax band B

### OFFERS OVER £110,000

- Maisonette
- Kitchen/diner
- Living room
- Bathroom
- Three double bedrooms
- Landing
- Electric storage/panel heaters
- Parking to the rear
- Walking distance to the High Street



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# FLAT 1, 41 HIGH STREET, ALNESS

Entry to the property is accessed from Averon Road. There is outside designated parking spaces for each flat. Head up the concrete steps that lead to the communal entrance. Once inside the communal hall, No 1 is on the right hand side.

## HALL

Glass panel door to the living room. Door to the Jack and Jill bathroom.

## BATHROOM

9'10" x 5'7" (2.99m x 1.70m) approx.

Three piece white suite with separate corner shower. Tile above the bath and wash hand basin. Wet walled within the shower cubicle. Extractor fan. Dimpex fan heater. Jack and Jill bathroom from hall and bedroom.

## BEDROOM ONE

12'3" x 9'11" (3.75m x 3.04m) approx.

Double bedroom with walk-in wardrobe. Window to the front of the property. Panel heater. Door to the bathroom.

## LIVING ROOM

17'2" x 12'3" at widest point (5.23m x 3.73m) approx.

Windows to the front of the property. Understairs storage cupboard. Storage heater. Split level stairs leading to the landing.

## KITCHEN/DINER

15'2" x 12'2" at widest point (4.64m x 3.71m) approx.

Fitted wall and base units. Integrated fridge freezer and washing machine. Extractor hood above the ceramic hob. Storage heater. Window to the front of the property.

Head back to the living room and up the staircase to:

## LANDING

11'1" x 7'9" (3.39m x 2.37m) approx.

Coombed ceiling. Storage cupboard. Window to the front of the property.

## BEDROOM TWO

15'8" x 11'8" (4.79m x 3.57m) approx.

Double bedroom with built in wardrobe with sliding mirror doors. Window to the front of the property. Panel heater.

## BEDROOM THREE

13'5" x 12'4" (4.09m x 3.77m) approx.

Double bedroom with built in wardrobe with sliding mirror doors. Window to the front of the property. Panel heater.

## OUTSIDE

There is a designated parking space to the rear of the building.

## PRICE

OFFERS OVER £110,000

## ENTRY

Any entry date will be considered

## COUNCIL TAX

Currently a band A

## VIEWING

By arrangement with the selling agents only.

## OFFERS

All offers must be submitted in writing in the normal Scottish form

to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD**:- 16a High Street, Alness,

Ross-shire, IV17 0PS.

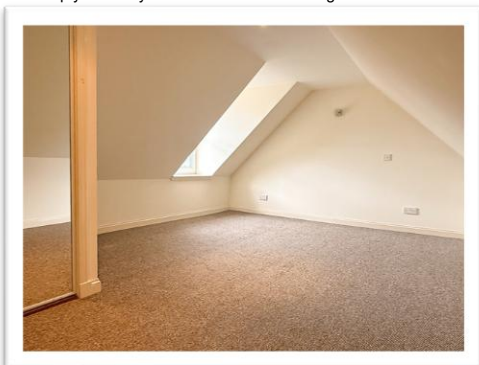
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Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.onthemarket.com](http://www.onthemarket.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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